

**MINUTES OF THE PLANNING COMMISSION MEETING HELD DECEMBER 19, 2018 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1.0 ROLL CALL**

Commissioners: Andrew Sieklicki  
Corinne Robinson  
Jack Lindsay

Administration: Ryan Nickel  
Shengxu Li  
Amber Chapil

Absent: Garnet Boyd

**2.0 ADOPTION OF AGENDA**

2018-147

LINDSAY - ROBINSON

That the Agenda for the regular meeting of the Planning Commission to be held December 19, 2018 be adopted as presented.

CARRIED 3/0

**3.0 CONFIRMATION OF MINUTES**

2018-148

ROBINSON – LINDSAY

That the minutes of the regular meeting of the Planning Commission held on December 5, 2018 be adopted as read.

CARRIED 2/0

**4.0**

**a. Variance Application**

545 Pacific Avenue  
Owner: 5382280 Manitoba Ltd.  
Applicant: Warner Buck

Community Planner, Shengxu Li, introduced the application as presented in the City of Brandon Planning report.

Bruce Gaiser speaking on behalf of the applicant, Warner Buck, is building on top of an existing foundation. The new structure will be the similar size of the existing footprint, with the crash wall on the railway side. The design of the building will be presented to Planning Department when we apply for the building permit. An engineer will be looking at the foundation, there will be a stairway from the basement to the main floor. Intent of the building is to be professional storefront with the basement storage for the tenants.

**For Information**

Sacssia Ramirez, neighbourhood resident, more information on the building if it will have any negative effects on where we live as there is already vibration from the train. This concern

was address as it is a to rebuild what was once there and shouldn't have any negative effects on your property.

2018-149

ROBINSON - LINDSAY

That the Public Hearing for Variance Application V-20-18-B at 545 Pacific Avenue (Lot 2, Plan 2470 BLTO) be concluded.

CARRIED 3/0

2018-150

LINDSAY - ROBINSON

That Variance Application V-20-18-B to vary Clause 71(c)(1) of the Zoning By-law by reducing the Railway Protection Overlay Zone setback from 15m to 2.7m to allow for the construction of a commercial building in the HUB Mixed Use (HMU) Zone be approved at 545 Pacific Avenue (Lot 2, Plan 2470 BLTO) in accordance with the letter of intent "Attachment A-2 and A-3" the site plan "Attachment B-2", and the building section plan "B-3", subject to the owner or successor, prior to the issuance of a development permit engaging a Consulting Engineer, duly licensed to practice by the Association of Professional Engineers & Geoscientists for the Province of Manitoba, for the purpose of design for all aspects of grading, servicing and drainage construction within the development and adjacent public right-of-way

CARRIED 3/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- It is fair to let them rebuild what was once there before the fire
- They are increasing the safety by building a crash wall

2018-151

ROBINSON - LINDSAY

That Variance Application V-20-18-B to vary Table 13: HUB Use Table to allow for a temporary change of use to a warehouse and storage facility in the basement of the proposed building in the HUB Mixed Use (HMU) Zone be approved at 545 Pacific Avenue (Lot 2, Plan 2470 BLTO) in accordance with the letter of intent "Attachment A-2 and A-3 and the site plan "Attachment B-2", subject to the use being valid for up to five years from the date of approval.

CARRIED 3/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Given the topography it makes sense to use the basement for storage
- Given the anticipated changes to the zoning by-law might make this a conformed use

**5.0**

**GENERAL BUSINESS**

**a.**

**Tracking Table**

**b.**

**Administrative Business**

**c.**

**Absences From Upcoming Meetings**

**6.0 ADJOURNMENT**

2018-152 ROBINSON - LINDSAY  
That the meeting do now adjourn (7:34 p.m.)

CARRIED 3/0

Original signed by A. Chapil  
**Amber Chapil**  
Planning Commission Clerk

Original signed by A. Sieklicki  
**Andrew Sieklicki**  
Chairperson